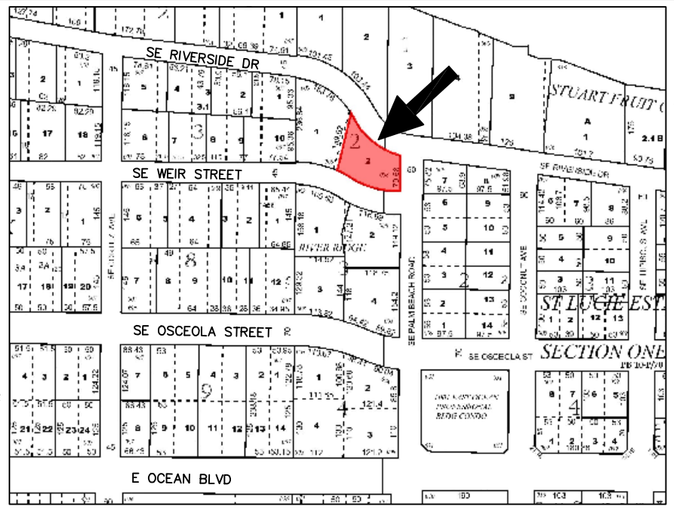
AC	ACRE
A/C	AIR CONDITIONER
ALUM	ALUMINUM
ANC	ANCHOR
APPROX	APPROXIMATE
AVE	AVENUE
BRG	BEARING
BLK	BLOCK
BLVD	BOULEVARD
BLDG	BUILDING
BM	BENCHMARK
CATV	CABLE TELEVISION BOX
C	CALCULATED
CB	CATCH BASIN
Δ	CENTRAL ANGLE
CLF	CHAINLINK FENCE
CHD	CHORD
CONC	CONCRETE
CBS	CONC. BLOCK STRUCTURE
CM	CONCRETE MONUMENT
CNR	COULD NOT READ
CPP	CONCRETE POWER POLE
COR	CORNER
COV	COVERED
CMP	CORRUGATED METAL PIPE
CVG	CONCRETE VALLEY GUTTER
D	DEED
D/F	DRAINFIELD
DE	DRAINAGE EASEMENT
~~	DRAINAGE FLOW
ESMT	EASEMENT
EOC	EDGE OF CONCRETE
EOP	EDGE OF PAVEMENT
EOW	EDGE OF WATER
EM	ELECTRIC METER
ES	ELECTRIC SERVICE
ELEV	ELEVATION
ENCL	ENCLOSURE
X 17.00	EXISTING ELEVATION
FT	FEET
F	FIELD MEASUREMENT
FNC	FENCE
FFE	FINISHED FLOOR ELEVATION
FH	FIRE HYDRANT
FPL	FLORIDA POWER & LIGHT
FND	FOUND
GOVT	GOVERNMENT
HSE	HOUSE
I & E	INGRESS & EGRESS EASEMENT
INV	INVERT
IB	IRON BAR
IP	IRON PIPE
IB & C	IRON BAR & CAP
IP & C	IRON PIPE & CAP
L	ARC LENGTH
LE	LANDSCAPE EASEMENT
LB	LICENSED BUSINESS NUMBER
LP	LIGHT POLE
M & W	MAG NAIL & WASHER
MAG	MAG NAIL
ME	MAINTENANCE EASEMENT
MH	MANHOLE
MHWL	MEAN HIGH WATER LINE
MF	METAL FENCE
N & TT	NAIL & TIN TAB
N & W	NAIL & WASHER
NAVD	NORTH AMERICAN VERTICAL DATUMN
NGVD	NATIONAL GEODETIC VERTICAL DATUM
NO ID	NO IDENTIFICATION
NTS	NOT TO SCALE
NAD	NORTH AMERICAN DATUM
ORB	OFFICIAL RECORD BOOK
O/S	OFFSET
OHW	OVERHEAD WIRE
PG	PAGE
PK	PARKER-KALON NAIL
PK & TT	PARKER-KALON NAIL & TIN TAB
PK & W	PARKER-KALON NAIL & WASHER
PVMT	PAVEMENT
PRM	PERMANENT REFERENCE MONUMENT
P	PLAT
PB	PLATBOOK
PCC	POINT OF COMPOUND CURVATURE
PC	POINT OF CURVATURE
PI	POINT OF INTERSECTION
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
POE	POINT OF ENCROACHMENT
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
PP	POWER POLE
PUE	PRIVATE UTILITY EASEMENT
PLS	PROFESSIONAL LAND SURVEYOR
℄	PROPERTY LINE
PROP	PROPOSED
○ 17.00	PROPOSED ELEVATION
PRO	PRORATED
R	RADIUS
RAD	RADIAL
RRS	RAILROAD SPIKE
RNG	RANGE
RLS	REGISTERED LAND SURVEYOR
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT OF WAY
SS	SANITARY SEWER
SECT	SECTION
SET I.B.	SET 5/8 IRON BAR & CAP #4049
SET PK	SET PK NAIL & WASHER #4049
S/T	SEPTIC TANK
S/W	SIDEWALK
SBT	SOUTHERN BELL TELEPHONE BOX
S/F	SQUARE FEET
S/D	SUBDIVISION
T	TANGENT
TCE	TEMPORARY CONSTRUCTION EASEMENT
TOB	TOP OF BANK
TOE	TOE OF SLOPE
TWP	TOWNSHIP
TRANS	TRANSFORMER
TYP	TYPICAL
UDE	UTILITY & DRAINAGE EASEMENT
UE	UTILITY EASEMENT
U/G	UNDERGROUND
WF	WOOD FENCE
WM	WATER METER
WV	WATER VALVE
WPP	WOOD POWER POLE
ø	DIAMETER



LOCATION MAP

Lot 2, Block 2, River Ridge, as per plat thereof recorded in Plat Book 4, Page 11, Martin County, Florida Public Records LESS the following described portion of said lot:

Begin at a concrete monument in the Southwesterly corner of Lot 2, Block 2, thence proceed Northeasterly along the Westerly line of Lot 2, a distance of 139.62 feet to a concrete monument which is the Northwesterly corner of Lot 2, Block 2; thence proceed Southwesterly to a point on the Northerly Right-of-Way line of Weir Avenue, which is, by arc distance a ten (10') feet Southeasterly of the Southwest corner of said Lot 2; thence proceed Northwesterly along the Northerly Right-of-Way of Weir Avenue, an arc distance of ten (10') feet to the Point and Place of Beginning, LESS AND EXCEPT also, a parcel of land being a portion of Lot 2, Block 2, River Ridge, according to the plat thereof as recorded in Plat Book 4, Page 11 of the Public Records of Martin County, Florida, said parcel being more particularly described as follows:

Take for the Point of Beginning the Northwesterly corner of said Lot 2, said point being on the Southerly Right-of-Way line of Riverside Drive and on a curve concave to the Southwest, said curve having a radius of 165.61 feet a central angle of 02 degrees 17 minutes 14 seconds, and whose center bears South 53 degrees 12 minutes 06 seconds West; thence along the arc of said curve and said Right-of-Way line, a distance of 6.61 feet; thence South 13 degrees 29 minutes 36 seconds West, a distance of 136.29 feet to a point on the Northerly Right-of-Way line of Weir Avenue, said point also being on a curve concave to the South, having a radius of 239.00 feet, a central angle of 01 degrees 12 minutes 26 seconds and whose center bears South 20 degrees 54 minutes 48 seconds West; thence along the arc of said curve and said Right-of-Way line, a distance of 5.04 feet; thence North 13 degrees 29 minutes 36 seconds East, a distance of 140.01 feet to the Point of Beginning.

LEGAL DESCRIPTION

CURVE TABLE

C1	L = 17.15' Δ = 02°17'14" R = 165.61'

LINE TABLE

L1	N35°31'32"W(F)(P)	14.99'(P) 15.06'(F)
L2	S89°45'07"E(C) S88°29'53"E(F)	6.53'(C) 6.69'(F)

GRAPHIC SCALE

20 0 10 20

(IN FEET)
1 inch = 20 ft.

Date of field survey:
09/01/2016

1. *PROPERTY ADDRESS: 924 S.E. WEIR STREET*
2. *CERTIFIED TO:*

– *CATHIE TEAL REVOCABLE TRUST*

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

STEPHEN J. BROWN, INC

STEPHEN J. BROWN, PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4049, STATE OF FLORIDA

NOTES:

1. *Survey of description as furnished by Client.*
2. *Lands shown hereon were not abstracted for easements and/or rights–of–way of record.*
3. *All bearings are referenced to the West line of subject property, deeded as N13°29'36"E, all others relative thereto.*
4. *Elevations shown hereon are relative to North American Vertical Datum of 1988, and are based on bench mark "OC–PB".*
5. *There are no above ground encroachments, unless otherwise shown.*
6. *The National Flood Insurance Program designation as indicated on the F.E.M.A. Map No. 12085C0153G, dated 03/16/2015, locates the parcel in Zone X, base flood elevation N/A feet; subject to any scaling and interpolation factors associated with mapping of this accuracy. This data is an interpretation by the surveyor and is provided as a courtesy. The flood zone(s) should be verified by a determination agency.*
7. *Underground foundations & utilities not located unless shown.*

REVISIONS	BY

TOPOGRAPHIC BOUNDARY SURVEY PREPARED FOR: TEAL

STEPHEN J. BROWN, INC
LICENSED BUSINESS NUMBER: 6484
SURVEYORS • DESIGNERS • LANDPLANNERS • CONSULTANTS
619 EAST 5TH STREET; STUART, FLORIDA 34994 EMAIL: sjbinc@bellsouth.net PHONE: (772)–288–7176

DRAWN	R.F.C.
CHECKED	S.J.B.
DATE	01/09/2017
SCALE	1" = 20'
JOB NO.	3656–01–02
SHEET	ONE

OF ONE SHEETS